

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 7/14/2016	(3) CONTACT/PHONE Holly Phipps, Project Manager / (805)781-1162	
<p>(4) SUBJECT</p> <p>Continued hearing to consider a request by GREG BONE for a Conditional Use Permit to authorize a 94 square foot (sf) public tasting room (for olive oil tasting), a 998 sf restaurant (limited food service facility), and a 30 sf permanent farm stand, to be located within an existing 3,445 sf permitted olive processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives for sale onsite, and the construction of a 45 sf detached restroom. The applicant is requesting the following: a. modification of ordinance Section 22.30.570 limiting a restaurant to 800 sf to allow 998 sf; b. modification of ordinance Section 22.30.020.D to allow the restaurant to operate beyond the tasting room hours, to 6 pm four days a week and to 9 pm two days per week; c. modification of ordinance Section 22.30.070.D.4.c.1 Olive Oil Production that requires all structures and outdoor use areas to be located no closer than 200 feet from each property line to allow a 96 ft setback from outdoor use area to the property line (north west) and that requires all structures to be located no closer than 500 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north); d. modification of ordinance Section 22.30.075 Ag Retail Sales that requires all structures to be located no closer than 400 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north).</p> <p>The project could result in approximately 5,340 sf of site disturbance for access improvements. The applicant is not proposing any Temporary Events. The project is located within the Agriculture land use category and is located on the south side of Kiler Canyon Road, approximately 1.35 miles west of the City of Paso Robles (at 1111 Kiler Canyon Road), in the North County planning area, Salinas River sub area. A Mitigated Negative Declaration was issued on January 6, 2016. CONTINUED FROM 3/24 & 5/26.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>County File Number: DRC2013-00096</p> <p>Supervisory District: 1</p> <p>Project Manager: Holly Phipps</p> </div> <div style="width: 45%;"> <p>Assessor Parcel Number(s): 018-271-021 & 022</p> <p>Date Accepted: December 8, 2014</p> <p>Recommendation: Approval</p> </div> </div>			
(5) RECOMMENDED ACTION			
(6) FUNDING SOURCE(S)	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
<p>(10) AGENDA PLACEMENT</p> <p><input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)</p>			
<p>(11) EXECUTED DOCUMENTS</p> <p><input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A</p>			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)		<p>(13) BUDGET ADJUSTMENT REQUIRED?</p> <p>BAR ID Number:</p> <p><input type="checkbox"/> 4/5 Vote Required <input type="checkbox"/> N/A</p>	
(14) LOCATION MAP	(15) BUSINESS IMPACT STATEMENT?	<p>(16) AGENDA ITEM HISTORY</p> <p><input type="checkbox"/> N/A Date: _____</p>	

(17) ADMINISTRATIVE OFFICE REVIEW

(18) SUPERVISOR DISTRICT(S)

District 1

County of San Luis Obispo



TO: Planning Commission

FROM: Planning and Building / Holly Phipps, Project Manager / (805)781-1162

DATE: 7/14/2016

SUBJECT: Continued hearing to consider a request by GREG BONE for a Conditional Use Permit to authorize a 94 square foot (sf) public tasting room (for olive oil tasting), a 998 sf restaurant (limited food service facility), and a 30 sf permanent farm stand, to be located within an existing 3,445 sf permitted olive processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives for sale onsite, and the construction of a 45 sf detached restroom. The applicant is requesting the following: a. modification of ordinance Section 22.30.570 limiting a restaurant to 800 sf to allow 998 sf; b. modification of ordinance Section 22.30.020.D to allow the restaurant to operate beyond the tasting room hours, to 6 pm four days a week and to 9 pm two days per week; c. modification of ordinance Section 22.30.070.D.4.c.1 Olive Oil Production that requires all structures and outdoor use areas to be located no closer than 200 feet from each property line to allow a 96 ft setback from outdoor use area to the property line (north west) and that requires all structures to be located no closer than 500 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north); d. modification of ordinance Section 22.30.075 Ag Retail Sales that requires all structures to be located no closer than 400 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north).

The project could result in approximately 5,340 sf of site disturbance for access improvements. The applicant is not proposing any Temporary Events. The project is located within the Agriculture land use category and is located on the south side of Kiler Canyon Road, approximately 1.35 miles west of the City of Paso Robles (at 1111 Kiler Canyon Road), in the North County planning area, Salinas River sub area. A Mitigated Negative Declaration was issued on January 6, 2016.

County File Number: DRC2013-00096

Assessor Parcel Number(s): 018-271-021 & 022

Supervisory District: 1

Date Accepted: December 8, 2014

Project Manager: Holly Phipps

Recommendation: Approval